



Balmoral, 37 Letchworth Parade

WATERFRONT WITHOUT THE PRICE TAG!

The rare and exciting opportunity is here to own this one of a kind property with so much to offer! Located directly across from waterfront reserve you have easy access to the water for any kayaking, swimming or fishing.

The water views from this property are completely uninterrupted and breathtaking as you overlook the exclusive Secret Bay.

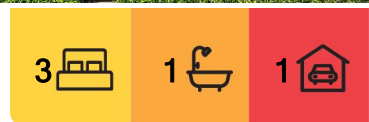
Positioned on a parcel of land just as special as the views, this large corner block offers almost 30 meters of frontage across Letchworth Parade as well as 50m of frontage along Memory Lane. There are very few rare gems left on the lake, now is your opportunity to own a piece of paradise.

The property offers:

-Waterfront road reserve location



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$910,000

View
ljhooker.com.au/Z7WF7Q

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LJ Hooker Lake Macquarie
(02) 4915 3800

- Incredible lake views
- Corner block with laneway access
- Large near level lot of 841sqm
- Character filled three bedroom cottage presented incredibly
- Side access to lock up garage
- Large storage/studio at rear with potential for self-contained flat
- Serene and sleepy location
- Potential for granny flat
- 400m to the best boat ramp in the area
- Endless opportunities

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

More About this Property

Property ID	Z7WF7Q
Property Type	House
Land Area	841 m2
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Carpeted Close to Schools Close to Shops Dining room Exhaust Heating Lounge Outdoor living

Lachlan Porter 0435 737 131

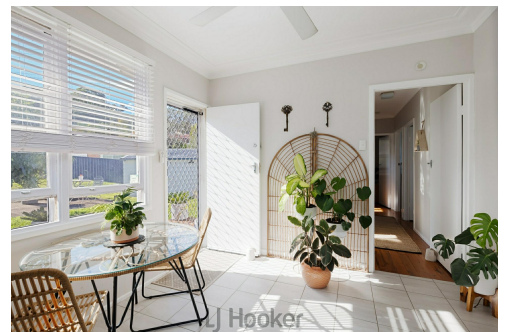
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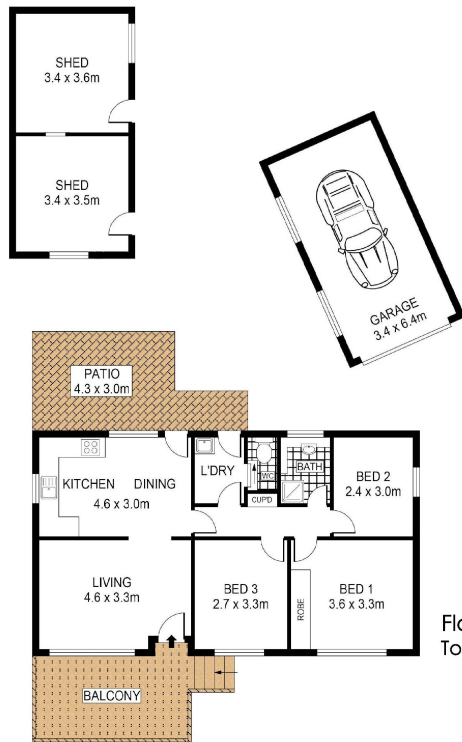
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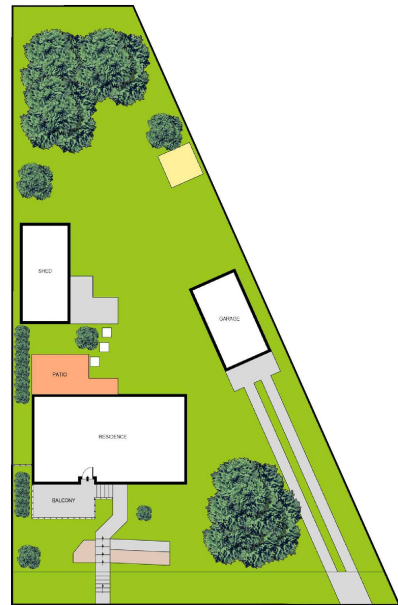


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Floor Plan
Total Internal Floor Area: 116 sqm



Site Plan
Not to Scale



37 Letchworth Pde
Balmoral



Measurements and direction of north are approximate and are to be used as a guide only.



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